

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Christy Delger
BROKER / OWNER
406.581.8781



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CHRISTY & CRAIG DELGER - LUXURY REAL ESTATE EXPERTS

Powered by Data, Technology, and Local Expertise



10370 Dry Creek Road, Belgrade MT 59714

\$6,840,000

Acres: ± 32.232

MLS#: 390322

DELGER
— REAL ESTATE —
BOZEMAN MONTANA

DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

NO COVENANTS, NO ZONING, LIVE WATER/DRY CREEK, 2 PONDS, WATER RIGHTS, SEASONAL IRRIGATION DITCH, 2 COMPLETELY RENOVATED HOUSES, LARGE SHOP/BARN, SEVERAL OUTBUILDINGS and.....The exceptional Dry Creek Ranch is nestled in the northern edge of the Gallatin Valley & offers sweeping mountain views, live water, a truly beautiful custom home, gardens, guest house and an immaculate barn and outbuildings where no detail has been overlooked. Roughly .3 miles of Dry Creek meander through the private 32+/- deeded acres feeding 2 year round ponds. Dry Creek is an excellent fishery sustaining a healthy population of Rainbow and Brown Trout. The property is home to a variety of wildlife species including whitetail deer, sandhill crane, geese, ducks, moose and even an occasional black bear will frequent the property. The main home underwent a complete renovation in 2020. Designed by Faure Halversen Architects of Bozeman and built by Battle Ridge Construction, every surface of the home has been upgraded with contemporary, yet warm finishes to create a stunning custom home showcasing the rural setting, mountain views and plentiful natural light. Most of your living and entertaining can be done on the main level with a well appointed primary suite, laundry room, office/guest room, den, wet-bar and walk-in pantry. The upper level has two additional bedrooms and 3/4 bathroom. The oversized heated 3 car garage features an infrared sauna and large storage room for all of your outdoor gear. Outside you'll find a patio and fire pit, covered porches, custom chicken coop, raised garden beds, 14X22 greenhouse and extensive landscaping with underground sprinklers. The guest house is the original 1900 farmhouse, fully renovated and rich with character, it has an equally charming detached office space just outside the front door. The barn features two 16 pull-through doors in the large insulated 40X60 shop area. The barn has an automatic back-up generator to insure continuous power. Other features include a vintage trappers cabin/guest quarters at the edge of the pond. A newly constructed shop with commercial refrigeration that can be used for a variety of purposes. Multiple water rights also convey. The location makes it all the more appealing, located just 10+/-minutes from Bozeman International Airport, 10 miles from Belgrade, 20 miles from Bozeman and approx. 35 miles to Bridger Bowl Ski Area, approx. 60 miles to Big Sky.



FEATURES

Status:	Active	Style:	Traditional
Type:	Farm	Year Built:	2000
Sub Type:	Single Family	Beds:	4
Acres:	± 32.232	Baths:	3
View:	Farmland, Lake, Mountains, Pond, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods	Appliances:	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Water Features:	Creek, Pond, RiverFront, Stream	Heating/Cooling:	ForcedAir HeatPump Propane NaturalGas Wood CentralAir
Listing Date:	2024-03-13		
Listing Agent:	Jackie Wickens & Trecie Wheat Hughes Team of Yellowstone Brokers		

LOCATION



Address: 10370 Dry Creek Road, Belgrade MT 59714

PHOTOS





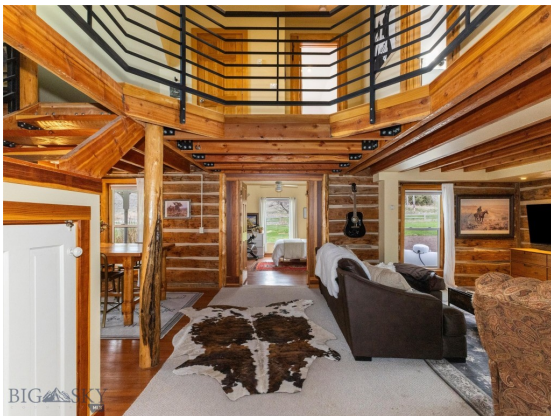














BELGRADE LIFESTYLE



With a population of about 8,000 people, Belgrade has the amenities and services buyers expect for a town of this size. The Belgrade School District includes Elementary Schools, a Middle School, and a High School. Belgrade neighborhoods and surrounding areas are experiencing significant population growth, with numerous new subdivisions under development. Belgrade, Montana is located just 11 miles to the northwest of Bozeman, Montana making it a desirable location. Many Belgrade Homes for sale have views of the mountain ranges and open land surrounding the Gallatin Valley.

Homes in Belgrade offer convenient access to the Bozeman Yellowstone International Airport, and to the Interstate. Belgrade has a small downtown area with grocery stores, restaurants, and shopping. Belgrade is just over 10 minutes from Bozeman's N 19th Ave shopping district which includes stores like Costco, Target, etc.

When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 miles away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

The world's most famous Blue Ribbon fly fishing rivers (Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers) are all nearby making this area a world class destination for fly fishing. Yellowstone National Park(2.2 million acres) is located 90 miles south of Belgrade, Montana.

The median price of a single family home in Belgrade is 30% lower priced than single family homes in Bozeman and appeals to buyers seeking lower priced real estate, yet still want to be close to the amenities of Bozeman.

GALLATIN COUNTY

Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. Gallatin Valley has a rich history. Native Americans referred to this area as the "Valley of Flowers". The name seems appropriate because of the great variety of wild flowers found on the mountainsides as well as in the valley. Gallatin Valley derives its name from the Gallatin River, one of the forks of the Missouri river that rises in Yellowstone Park. The Gallatin river, Jefferson river, and Madison river all merge at the town of Three Forks to form the Missouri River. Lewis and Clark named the rivers on their famous expedition to this part of the world in 1805.



There are approximately 1,682,048 acres (2,500 square miles) in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The U.S. Forest Service is the largest land holder in Gallatin

County, currently managing over 665,000 acres. In addition to the Forest Service, various state departments manage approximately 61,000 acres. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments. On the southern edge of Gallatin County is Yellowstone National Park. Yellowstone National Park is one of the world's primary wildlife preserves and has the greatest concentration of geysers and hot springs in America. Yellowstone National Park is 2,219,789 acres in size (Larger than Rhode Island and Delaware combined). Over 97,600 acres of Yellowstone National Park is located within Gallatin County.

LUXURY REAL ESTATE EXPERTS

CHRISTY DELGER AND CRAIG DELGER LEVERAGE THEIR COMBINED CAREERS IN THE HIGH TECH MARKET TO BRING A SUPERIOR SKILL SET OF MARKET RESEARCH, MARKETING AND CONTRACT NEGOTIATION TO EVERY REAL ESTATE TRANSACTION.

Christy & Craig Delger possess a track record shared by very few real estate professionals. Recognized experts in Internet Marketing and Technology, Christy & Craig Delger are able to generate maximum exposure for their real estate listings. The result: according to ListHub, their listings outperform 98% of the market. Christy and Craig Delger sold over \$155 Million in Real Estate in 2016-2023, making them one of the top performing real estate teams in Montana. Christy & Craig were both born and raised in Montana, have lived in Southwest Montana for over 20 years, and are active members of the local community. We encourage you to contact Christy and Craig to learn more about real estate in Belgrade and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



Christy Delger
BROKER / OWNER
406.581.8781
christydelger@gmail.com



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2024-05-19